041.0	0004	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 899,500 / 899,500
					USE VALUE: 899,500 / 899,500
					ASSESSED: 899,500 / 899,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KONDILIS KONSTANTINA TRUSTEE
Owner 2:	KONDILIS FAMILY TRUST
Owner 3:	
Street 1:	40 EXETER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KONDILIS KONSTANTINOS/L/ESTATE -
Owner 2:	KONDILIS EVANGELIA -
Street 1:	40 EXETER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2539 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	450,800	4,700	444,000	899,500
Total Card	0.103	450,800	4,700	444,000	899,500
Total Parcel	0.103	450,800	4,700	444,000	899,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.25 /Parcel: 354.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 28124

GIS Ref

GIS Ref

Insp Date 11/09/18

!3433!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	450,800	4700	4,500.	444,000	899,500		Year end	12/23/2021
2021	104	FV	430,800	4700	4,500.	444,000	879,500		Year End Roll	12/10/2020
2020	104	FV	430,800	4700	4,500.	444,000	879,500	879,500	Year End Roll	12/18/2019
2019	104	FV	335,800	4700	4,500.	471,800	812,300	812,300	Year End Roll	1/3/2019
2018	104	FV	335,800	4700	4,500.	344,100	684,600	684,600	Year End Roll	12/20/2017
2017	104	FV	315,400	4700	4,500.	299,700	619,800	619,800	Year End Roll	1/3/2017
2016	104	FV	315,400	4700	4,500.	255,300	575,400	575,400	Year End	1/4/2016
2015	104	FV	281,900	4700	4,500.	249,800	536,400	536,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:04:30

LAST REV

Date	Time
06/05/19	14:47:39
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3433

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONDILIS KONSTA	71252-73	1	6/29/2018	Convenience	1	No	No		
KONDILIS KONSTA	35652-44		6/10/2002	Family		No	No		
BERBERIAN VAHAN	26447-400		6/28/1996		231,000	No	No		Y

USER DEFINED

Prior Id # 1:	28124
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	18	Re-Roof	17,500	C				
4/6/2005	251	Porch	5,000					re-build existing
3/26/2003	196	Re-Roof	10,500					
3/2/1998	101	Redo Kit	9,000					KIT/BATHS/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/6/2009	Meas/Inspect	345	PATRIOT
10/26/2005	Fieldrev-N/C	BR	B Rossignol
4/1/2000	Inspected	264	PATRIOT
2/25/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.99147218
Adj $ / SQ:	200.870
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653335
Depreciation:	202534
Depreciated Total:	450801

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

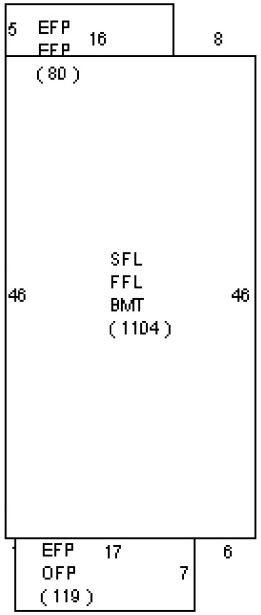
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	200.87
Special Features:	0	Val/Su Net:	121.51
Final Total:	450800	Val/Su SzAd	204.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	72.010	79,501
FFL	First Floor	1,104	200.870	221,761
SFL	Second Floor	1,104	200.870	221,761
EFP	Enclos Porch	279	36.670	10,230
OFP	Open Porch	119	30.110	3,583
	Net Sketched Area:	3,710	Total:	536,836
Size Ad	2208	Gross Area	3710	FinArea 2539

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc